



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031344-26

In the matter of: 406, 360 CARON AVE
WINDSOR ON N9A5B2

Between: Skyline Real Estate Holdings Inc., c/o Skyline Living Landlord

And

Abdulwahab Taher Tenant

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Abdulwahab Taher (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was heard by videoconference on June 22, 2026. The Landlord's legal representative Shannon Kiekens and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord agrees to waive the application filing fee, on the condition that the Tenant does not breach this order under section 78 of the *Residential Tenancies Act, 2006* (the 'Act').

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out in paragraph 2 starting June 22, 2026 and continuing to June 21, 2027.
2. The Tenant shall refrain from smoking in the rental unit and the Tenant shall ensure their guests and occupants do not smoke in the rental unit. The Tenant, the Tenant's guests, and the Tenant's occupants shall only smoke in the residential complex's designated smoking areas.

3. If the Tenant fails to comply with the condition set out in paragraph 2 of this order, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. If the Landlord applies to the Board for an order under section 78 of the Act, the Tenant shall owe the Landlord \$186.00 for the cost of filing this L2 application.
5. Any outstanding balance of the amount owing under paragraph 4 of this order shall become payable by the Tenant to the Landlord on the day after the Landlord files the L4 application with the Board. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

June 30, 2026
Date Issued

Sandra Sabourin
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.